

"EXHIBIT NO. 5"

This CONTRACT OF SALE, made this 24th day of August, 1960, by and between G. Austin Miller and Margaret M. Miller, his wife, of the City of Baltimore, State of Maryland; Ruth C. Kinna and C. Oscar Kinna, her husband; Edith M. Schroyer and Herman H. Schroyer, her husband; M. Catherine Miller, widow, as next friend of Mark Albert Miller, infant, all of Frederick County, Maryland, Parties of the First Part; and Charles H. Kehne, Party of the Second Part, of Frederick County, Maryland,

W I T N E S S E T H:

That, subject to the confirmation of this Contract by the Circuit Court for Frederick County, in Equity, the said Parties of the First Part do hereby agree to sell unto the said Party of the Second Part, and the said Party of the Second Part does hereby agree to purchase from the Parties of the First Part

All that piece or parcel of land situate on the west side of Ridge Road, in Braddock Election District, Frederick County, Maryland, beginning for the same at an iron pipe marker driven beside a creosoted fence post in the western margin of said Ridge Road at the end of the 3rd or South $80\frac{1}{2}^{\circ}$ East 314.6 feet line of the 0.901 acre parcel of land described in a deed from Ada H. Miller, et. al., to William Hurwitz, et. al., dated January 25, 1952, and recorded in Liber No. 498, folio 490, one of the Land Records of the County aforesaid, and running with said line reversed, (1) North $80^{\circ} 30'$ West 314.6 feet to an iron pipe at a creosoted fence post intersecting the 2nd or South 11° West 80 perches line of the 10 acres and 20 square perches parcel described and conveyed in a deed from Jacob Thomas, Executor, et. al., of the Last Will and Testament of David Bowlus, to Henry Coblentz, dated January 29, 1848, and recorded in Liber W.B.T. No. 8, folio 679, one of the Land Records of the County aforesaid, at the end of 550 feet, thence by and with a part of said line, (2) South 10° West 568 feet to a locust fence post, thence by a line of division now made parallel and 200 feet distant from the 3rd or South $87\frac{1}{2}^{\circ}$ East 20 perches line of the 10 acres and 20 square perches parcel aforesaid, thence (3) South $87^{\circ} 30'$ East 319 feet to an iron pipe marker in the western margin of said Ridge Road, and by and with the said western margin thereof, (4) North $9^{\circ} 30'$ East 500 feet to the place of beginning, containing 3.92 acres, more or less, said real estate being further shown and described on a Plat of 3.92 Acres Parcel, Ada H. Miller, Prepared by William C. Humm and R. P. Humm, dated July 8, 1960, attached hereto and by reference made a part hereof.

Being part of the same real estate conveyed in a deed from Charles M. Whipp, et. ux., to Albert C. Miller and Ada H. Miller, his wife, dated May 3, 1933, and recorded in Liber No. 386, folio 524, one of the Land Records of the County aforesaid, title to the aforementioned real estate having vested in the said Ada H. Miller by virtue of the right of survivorship upon